



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Set Public Hearing for August 4, 2004 to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for the "Villas," an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane

MEETING DATE: July 21, 2004

PREPARED BY: Associate Planner, Mark Meissner

RECOMMENDED ACTION: Set Public Hearing for August 4, 2004 to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for the "Villas," an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane.

FUNDING: None

A handwritten signature in black ink, appearing to read "Konrad Bartlam", written over a horizontal line.

Konrad Bartlam
Community Development Director

KB/MM/lw

APPROVED:

A handwritten signature in black ink, appearing to read "H. Dixon-Flynn", written over a horizontal line.

H. Dixon-Flynn, City Manager



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 4, 2004

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 4, 2004** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for "The Villas" an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane

Information regarding this item may be obtained in the office of the Community Development Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: July 22, 2004

Approved as to form:

D. Stephen Schwabauer
City Attorney



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA, 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF PUBLIC HEARING TO CONSIDER THE PLANNING
COMMISSION'S RECOMMENDATION OF APPROVAL OF THE REQUEST
OF KB HOME FOR A REZONE FROM R-MD, RESIDENTIAL MEDIUM
DENSITY TO PD(36), PLANNED DEVELOPMENT NUMBER 36 FOR
"VILLAS," AN 80-LOT MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
SUBDIVISION LOCATED AT 449 EAST HARNEY LANE

LEGAL AD

PUBLISH DATES: SATURDAY, JULY 24, 2004

TEAR SHEETS WANTED: Three (3) please

SEND AFFIDAVIT AND BILL TO:

SUSAN BLACKSTON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, JULY 22, 2004

ORDERED BY:


PATRICIA OCHOA
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

PLEASE SEND PROOF OF ADVERTISEMENT. THANK YOU!!

LNS Faxed to the Sentinel at 369-1084 at 3:17pm (time) on 7-22-04 (date) 2 (pages)
Dsla Phoned to confirm receipt of all pages at 3:52 (time) Jac Tricia Jen (initials)

EXHIBIT B

- 1) 06229014;MILLER, DONALD W & NANCY C TR ;4071 E HARNEY LN ;LODI
;CA;95240
- 2) 06229017;NEUSCHAEFER, ROBERT W ETAL ;1024 SARATOGA ;SAN JOSE
;CA;95129
- 3) 06256001;AYON, RAMON S & CAROL ;2392 LANYARD WAY ;LODI ;CA;95240
- 4) 06256002;LOPEZ, VALDEMAR & DELMI P ;2386 LANYARD WAY ;LODI
;CA;95240
- 5) 06256005;GARCIA, JOSE J & MARILU ;2387 LANYARD WAY ;LODI
;CA;95240
- 6) 06256006;VELAZQUEZ, JESUS & EVA ;2393 LANYARD WAY ;LODI ;CA;95240
- 7) 06256007;FRANZONE, RICHARD & TERRY ;2394 CAYMAN DR ;LODI
;CA;95240
- 8) 06256008;FLEMMER, BRUCE & MICHELE ;2817 APPLEWOOD DR ;LODI
;CA;95242
- 9) 06256011;OCHOA, FERNANDO & ANA M ;2389 CAYMAN DR ;LODI ;CA;95240
- 10) 06256012;CAREY, PATRICK J & MARY M ;2395 CAYMAN DR ;LODI
;CA;95240
- 11) 06256013;NAVARRO, ROSALIO & MARIA ;2396 KINGSTON WAY ;LODI
;CA;95240
- 12) 06256014;EMMETT, ANDREA ;2390 KINGSTON WAY ;LODI ;CA;95240
- 13) 06256017;CRAWFORD, DAVID M & YANG SU ;2391 KINGSTON WAY ;LODI
;CA;95240
- 14) 06256018;CASTLE, LISA E ;2397 KINGSTON WAY ;LODI ;CA;95242
- 15) 06256019;MCQUEEN, TROY MELVIN & PATRICI;2398 BLUEJAY WAY ;LODI
;CA;95240
- 16) 06256020;KAMAKEEAINA, YUSEF K & KIMBERL;2392 BLUEJAY WAY ;LODI
;CA;95240
- 17) 06256023;CRYSTAL ENTERPRISES L P ;PO BOX 1259 ;WOODBIDGE
;CA;95258
- 18) 06256024;PADILLA, RODOLFO D & CARMEN L ;534 SCHAFER DR ;LODI
;CA;95240
- 19) 06256025;BLAKELY CAHILL, JOAN TR ;530 SCHAFER DR ;LODI ;CA;95240
- 20) 06256026;VALENTE, THOMAS C & CARRIE L ;526 SCHAFER DR ;LODI
;CA;95240
- 21) 06256027;MACIAS, ABEL & OFELIA ;522 SCHAFER DR ;LODI ;CA;95240
- 22) 06256028;PENNER, CHARLES L & RUTH ;505 VISTA RIO CT ;WOODBIDGE
;CA;95258
- 23) 06256029;FLEMMER, BRUCE & MICHELE ;2817 APPLEWOOD DR ;LODI
;CA;95242
- 24) 06256031;FLEMMER, LOWELL B & VIOLET ;2031 BERN WAY ;LODI
;CA;95242
- 25) 06256032;SILVA, TONY III ;2409 TRADEWIND WAY ;LODI ;CA;95240
- 26) 06256033;HALFORD, ROSALIE ;424 SCHAFER DR ;LODI ;CA;95240
- 27) 06256034;PLINSKI, JOHN P ;420 SCHAFER DR ;LODI ;CA;95240
- 28) 06256035;RIVAS, PHILLIP & JOSEPHINE L T;416 SCHAFER DR ;LODI
;CA;95240
- 29) 06256036;BARNETT, JESSE W & TRACI C ;2410 BLUEJAY WAY ;LODI
;CA;95240

- 30) 06256037; SHERMAN, PATRICK H & JANET R T; 808 WESTWIND DR ; LODI
; CA; 95242
- 31) 06256038; SEXTON, KEVIN J & STACY R ; 2428 BLUEJAY WAY ; LODI
; CA; 95240
- 32) 06256039; JONES, BRAD H & TERI S ; 388 CULBERTSON DR ; LODI
; CA; 95240
- 33) 06256040; GUTIERREZ, JESUS ; 380 CULBERTSON DR ; LODI ; CA; 95240
- 34) 06256041; MCKNIGHT, MICHAEL E ; 370 CULBERTSON DR ; LODI ; CA; 95240
- 35) 06256042; SINGH, GURMEL & PARSIN ; 2415 MEADOW DR ; LODI ; CA; 95242
- 36) 05813010; STOCKAR, PATRICK F & SANDRA H ; PO BOX 673 ; VICTOR
; CA; 95253



DECLARATION OF POSTING

**NOTICE OF PUBLIC HEARING TO CONSIDER THE PLANNING
COMMISSION'S RECOMMENDATION OF APPROVAL OF THE REQUEST OF
KB HOME FOR A REZONE FROM R-MD, RESIDENTIAL MEDIUM DENSITY
TO PD(36), PLANNED DEVELOPMENT NUMBER 36 FOR "VILLAS," AN 80-
LOT MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL SUBDIVISION
LOCATED AT 449 EAST HARNEY LANE**

On Thursday, July 22, 2004, in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for "Villas," an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane (attached hereto, marked Exhibit "A"), was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 22, 2004, at Lodi, California.

ORDERED BY:

**SUSAN J. BLACKSTON
CITY CLERK**

A handwritten signature in cursive script, appearing to read "Patricia Ochoa", written over a horizontal line.

Patricia Ochoa
Administrative Clerk

Jacqueline L. Taylor, CMC
Deputy City Clerk

Jennifer M. Perrin, CMC
Deputy City Clerk



DECLARATION OF MAILING

**NOTICE OF PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S
RECOMMENDATION OF APPROVAL OF THE REQUEST OF KB HOME FOR A
REZONE FROM R-MD, RESIDENTIAL MEDIUM DENSITY TO PD(36), PLANNED
DEVELOPMENT NUMBER 36 FOR "VILLAS," AN 80-LOT MEDIUM DENSITY
SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED AT 449 EAST HARNEY
LANE**

On July 22, 2004, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a letter of Public Hearing to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for "Villas," an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 22, 2004, at Lodi, California.

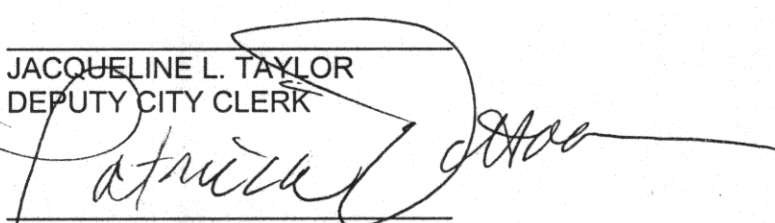
ORDERED BY:

**SUSAN BLACKSTON
CITY CLERK, CITY OF LODI**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK


PATRICIA OCHOA
ADMINISTRATIVE CLERK